

Table 2B

This table shows how the municipal estimates are broken down into group quarter and household populations, occupied housing units and household size. These numbers enable us to calculate ***implied*** occupancy and vacancy rates which help in evaluating the reasonableness of the population estimates. These are not necessarily ***market*** vacancy rates, as the housing stock includes all housing units identified in the 2000 Census, some of which were not suitable for occupancy and include second homes and seasonal housing. Also, rates less than 1 or 2% are considered extremely low as there is always some turnover in the housing stock and some units that are vacant awaiting new tenants.

Column A - Contains the population estimate for 2008.

Column B - Group quarter population estimates. These are based on Census 2000 and known changes in large group quarter populations (jails, dorms, nursing homes). Local communities may wish to improve on these estimates by way of a quick survey of all (major) group quarters.

Column C – Household Population is calculated as the population remaining after subtracting the group quarter population (Column B) from the total population.

Column D – Persons per household or household size for 2008 is essentially the same number that was updated for 2007.

Column E - Total housing units.

Column F - Occupied housing units is the same number as the number of households, which is calculated by dividing the household population (Column C) by the household size (Column D).

Column G - Vacant housing units are the difference between total housing units (Column E) and occupied housing units (Column F).

Columns H and I- Occupancy and vacancy rates expressed as a percentage.

They are calculated by dividing the number of occupied and vacant housing units (Columns F and G) by the total housing units (Column E). These rates are primarily ***derived*** from the above process; there are a few that are the result of a survey of actual vacant units. The purpose of this calculation is to evaluate the reasonableness of the population estimate. If a vacancy rate is too high or too low (or negative), it could indicate a problem with the population estimate, or a problem with the data on the inventory of housing units, or a change in the occupancy or vacancy rate of the existing or new housing stock, or a change in the number of persons per household.

Column J – Vacancy rate from Census 2000 for comparison